025.A	0005	0057.2	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,100 / 685,100
					USE VALUE:	685,100 / 685,100
					ASSESSED:	685,100 / 685,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BALDWIN BENNETT R & ABBIE K
Owner 2:	
Owner 3:	
Street 1:	57 TROWBRIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOLOMON JOSHUA L & -
Owner 2:	LAPOLICE EMILY M -
Street 1:	57 TROWBRIDGE ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Aluminum Exterior and 1613 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	682,700	2,400		685,100
Total Card	0.000	682,700	2,400		685,100
Total Parcel	0.000	682,700	2,400		685,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.87 | /Parcel: 424.8

Legal Description

User Acct

271467

GIS Ref

GIS Ref

Insp Date

05/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 025.A-0005-0057.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	672,400	2400	.		674,800	674,800	Year End Roll	12/18/2019
2019	102	FV	607,500	2400	.		609,900	609,900	Year End Roll	1/3/2019
2018	102	FV	537,600	2400	.		540,000	540,000	Year End Roll	12/20/2017
2017	102	FV	490,300	2400	.		492,700	492,700	Year End Roll	1/3/2017
2016	102	FV	490,300	2400	.		492,700	492,700	Year End	1/4/2016
2015	102	FV	445,900	2400	.		448,300	448,300	Year End Roll	12/11/2014
2014	102	FV	425,700	2400	.		428,100	428,100	Year End Roll	12/16/2013
2013	102	FV	425,700	2400	.		428,100	428,100		12/13/2012

!15186!

PRINT

Date	Time
12/11/20	04:56:05

LAST REV

Date	Time
04/15/20	09:33:43

mmcmakin

15186

USER DEFINED

Prior Id # 1:	17001
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLOMON JOSHUA	74387-460	2	3/31/2020		857,500	No	No		
HUCKO VLADIMIR	62008-391		6/13/2013		605,000	No	No		
HUCKO VLADIMIR/	45711-493		7/27/2005	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2005	737	Add Att	20,000			G7	GR FY07	REMODEL ATTIC
8/4/2005	703	Redo Kit	2,500			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2018	Measured	DGM	D Mann
3/9/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7726													G7	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	47.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.30116272
Const Adj.:	0.98000199
Adj $ / SQ:	376.167
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	715648
Depreciation:	32920
Depreciated Total:	682728

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA, HST: 1075,

Sum Area By Label :

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	394.98
Special Features:	0	Val/Su Net:	423.25
Final Total:	682700	Val/Su SzAd	423.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,075	376.170	404,379
HST	Half Story	538	376.170	202,190

Net Sketched Area:	1,613		Total:	606,569	
Size Ad	1612.5	Gross Are	2150	FinArea	1613

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.A-0005-0057.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X10	A	AV	1921	40.00	T	40	102			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400